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Sustainability, Planning and Economic Enhancement Department

□ Downtown Office
111 NW 1 Street, 11th Floor
Miami, Florida 33128
T 305-375-2800

June 26, 2015

MATTHEW AMSTER
200 S BISCAYNE BLVD S850
MIAMI, FL 33131

RE: **Substantial Compliance #:** D2015000004

Plans:

Dear MATTHEW AMSTER :

Below are the comments and corrections for the above-mentioned Site Plan Review, that must be addressed prior to further processing of this Substantial Compliance. Please provide two (2) sets of revised plans and one(1) set of reduced plans (8.5" x 11") addressing the following comrn

1. Revise site plan in regards to rights-of-way dedication. Said dedication have not been depicted on the site plan. Revise showing compliance with Sec. 33-133.
2. Revise site plan showing entry drive width. Said width have not been shown at the ingress/egress to the development. Review Sec. 33-122 and revise.
3. Revise site plan in regards to drive widths and backouts. Said widths and backouts have not been shown on the site plan. Review Sec. 33-122 and revise.
4. Revise plan providing typical parking details and quantities of parking spaces. Provide said detail showing compliance with Sec. 33-122 and Sec. 33-124. Be aware that this is in addition to required parking area dimensioning.
5. Revise site plan in regards to shades and patterns. Said shades and patterns, have obscure or have in their favor, excluded pertinent information form the site plan.
6. Revise site plan in regards to setbacks. Setbacks must not be reduced for the hearings approved and are to be shown at the narrowest point between building and property line, re: front east 134'-11" interior sides north and south 59'-5". Non-compliance will require approval at public hearings.
7. Revise site plan illustrating safe-site-triangle. Show compliance with Sec. 33-11 for triangle requirements at all ingress/egress points.

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8. Revise site plan regards to surface parking dimensions. Provide stall lengths and widths. Review Sec. 33-122 and revise showing compliance. Be aware that this is in addition to typical parking detail.
9. Revise site plan in regards to setbacks. Said setback are to be shown at the narrowest point between building and property inclusive of balconies.
10. Revise site plan in regards to perimeter dimension, none shown.
11. Revise site plan in regards to vehicular encroachment onto walkaways re: parking stalls not furnished with bumper that are adjacent walkways.
12. Revise site plan in regards to vehicular encroachment onto landscaped areas and buffers re: parking stalls not furnished with bumper that are adjacent said landscaping.
13. Revise site plan and ground floor plan in regards to substandard parking, re: parallel parking stalls less than 23' in length. Review and revise showing compliance Sec. 33-122.
14. Be aware that all parking areas and/or stalls not meeting minimum standards will not be credited towards required parking. See comments #3, 6, 8 and 13 above.
15. Revise ground floor and plans for floors 2 thru 7. Review and revise said plans providing dimensions for the parking areas re: length width, drives and backouts for the garage. As shown they are insufficient.
16. Revise floor plan providing additional dimensions for all floor types. As shown insufficient to verify lot coverage and FAR.
17. Review all floor plan dimensions and revise misalignments.
18. Revise elevations in regards to building heights. Said height to be shown from grade level to uppermost roofing element.
19. Revise elevation in regards to cantilever projection beyond the building facade. Provide dimensions showing extent of the projection.
20. Revise landscaping plan and legend to show compliance with hearings approved plans and legend. Review same in regards to: open space, total open space, lawn area limitation, required trees, street trees, total trees and shrubs. Be aware that hearings approved plan governs the landscaping requirements.
21. Please be aware that the bulk of these comments are informational in nature. Please review carefully to avoid additional delays as a result of errors or omissions.
22. Please be aware that RER (DERM), Fire and RER (PW) comments are pending.



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Refrain from submitting any revised plans until you have received review comments from all agencies.

23. The plans, as depicted, are not in substantial compliance with resolution CZAB7-1-14. Revise plan as indicated to clearly demonstrate compliance with afore resolution.

24. Should you have any question in regards to these comments please call. . I may be reached at 305-375-2640 or at roa@miamidade.gov or if you prefer set an appointment with the receptionist at the same number.

If you wish to continue with this application please be advised that there is no charge for the first revision of this Substantial Compliance. Also be advised that there will be a charge of \$880.65 for any subsequent revisions. Additional approvals are required from the following departments and sections: DERM, Public Works, Fire and Planning.

Should you have any questions please contact my office at (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to read "R. O. Acle".

Ronaldo Acle

